

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

52a Ardoyne Street, Black Rock, VIC, 3193

### Indicative selling price

\$1,820,000 - \$1,880,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 1,892,500

House

\*Delete house or unit as applicable

Suburb  
**BLACK ROCK**

Period  
25/07/2018 - 21/01/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**23 COOKE STREET  
SANDRINGHAM**

3 3 2

Normal Sale \$1,810,000  
Date Sold 20/10/2018  
Land 409 sqm



**8 COLLEGE GROVE  
BLACK ROCK**

3 2 2

Normal Sale \$1,780,000  
Date Sold 12/10/2018  
Land 308.73123968956 sqm



**49 DALGETTY ROAD  
BEAUMARIS**

4 3 2

Normal Sale \$1,950,000  
Date Sold 01/08/2018  
Land 390 sqm